

1 BILL NO. R-83-07- 10

2 DECLARATORY RESOLUTION NO. R-59-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 June 29, 1983, to have the following described property designated
7 and declared an "Urban Development Area" under Division 6, Art-
8 icle II, Chapter 2 of the Municipal Code of the City of Fort
9 Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Lot #2 and Lot #3 in Hanna's
11 Addition to the City of Fort
Wayne in Allen County, Indiana;

12 said property more commonly known as 817 South Barr Street and
13 adjacent parking lot north, Fort Wayne, Indiana; and

14 WHEREAS, it appears that said petition should be pro-
15 cessed to final determination in accordance with the provisions
16 of said Division 6.

17 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
18 OF THE CITY OF FORT WAYNE, INDIANA:

19 SECTION 1. That, subject to the requirements of Sec-
20 tion 2 below, the property hereinabove described is hereby de-
21 signated and declared an "Urban Development Area" under I.C.
22 6-1.1-12.1.

23 (a) An affirmative ("Do Pass") recommendation by the
24 Fort Wayne Redevelopment Commission, after due
25 hearing, analysis and study in accordance with
26 the provision of Division 6, Article II, Chapter 2
27 of the Municipal Code of the City of Fort Wayne,
28 Indiana of 1974, as amended; and

29 (b) Final confirmation hereof by due passage upon the
30 final vote hereon.
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1 Page Two

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3 SECTION 2. That this Resolution shall be in full force

4 and effect from and after its passage and any and all necessary

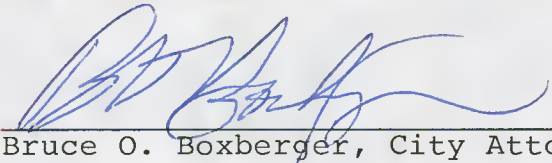
5 approval by the Mayor.

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7 
Councilmember

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9 APPROVED AS TO FORM
AND LEGALITY

10 
11 _____
12 Bruce O. Boxberger, City Attorney

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Read the first time in full and on motion by Stier,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee Regulars (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, 19____, at _____ o'clock ____ M., E.S.T.

DATE: 7-12-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Guerra, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-23-83

Sandra E. Kennedy
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (SPECIAL),
(~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. B-59-83
on the 23rd day of August, 19____.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 24th day of August, 1983, at the hour of
11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this 26th day of August
1983, at the hour of 3:40 o'clock P. M., E.S.T.

Win Moses Jr.
WIN MOSES, JR. - MAYOR

NO.

40

19

RECEIVED FROM

William B. ...

DOLLARS

Account Total \$

Amount Paid \$

Balance Due \$

W. B. ...

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 817 South Barr Street & adjacent parking lot north, Ft. Wayne, IN
Street Boundaries (if applicable) N/A
2. Legal Description of Property Lot #2 and Lot #3 in Hanna's Addition to the City of Ft. Wayne in Allen County, IN
3. Township Wayne
4. Taxing District 91
5. Current Zoning District M-1
6. Variance Grant (if any) None
7. Owner(s) Washington Boulevard Company or its assigns
8. Address of Owner(s) C/O Richard D. Waterfield
333 E. Washington Blvd.
Ft. Wayne, IN 46802
9. Telephone Number 219-425-8232
10. Agent of Owner (if any) Michael J. Todoran
11. Address 1220 Korte Lane
Ft. Wayne, IN 46807
12. Telephone Number work-747-7000; home-744-0927
13. Relationship of Agent to Owner Independent Contractor
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) None known.
15. Current Use of Property
 - (a) How is property presently used? Abandoned building; some current parking.
 - (b) What structure(s) (if any) are on the property? Abandoned office and factory building.
 - (c) What is the condition of this structure/these structures? Very poor condition.
16. Current Assessment on Land and Improvements
 - *South 40' of Lot 3 only
 - (a) What is the amount of latest assessment?

Land	5,300
Improve.	4,200
 - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements)

Total	9,500
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Total taxes paid \$710.36. Rate 9.3471/\$100 of value.
Land Taxes \$396.30, Improvement Taxes \$314.06.

*Information on Lot 2 and North 10' of Lot 3 not available since it is City owned.

17. Description of Project The existing building is in very poor condition from being abandoned for quite some time. Also the building was once used to assemble batteries and battery acid has severely deteriorated the interior structure. The building will be completely gutted except for the north, west and south facades. These facades will be cleaned and repaired. The balance of the building will be replaced for general office use. The east wall will be replaced to accommodate a stairway and restrooms on each floor.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? 3rd quarter 1983

(b) When is completion expected? 3rd quarter 1984

19. Cost of project (not including land cost) _____

Approximately \$900,000

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? _____

60 employees

(b) What kind of work will employees be engaged in? _____

Mortgage banking & general office

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 7 immediately, 18 within three years.

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) _____

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The subject has been vacant for many years and has suffered extensive physical deterioration as a result of age and neglect. This project is located in the downtown area and would complement other urban development projects which are underway or planned for the area.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Adjacent parking lot to the north will be repaved and landscaped

(b) Will the project improve or replace a deteriorated or obsolete structure? Yes.

(c) Will the project preserve a historically or architecturally significant structure?

We will be applying for Historical Certification.

(d) Will the project contribute to the conservation and/or stability of a neighborhood?

Yes.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)?

Yes; the building will complement the Barr Street Market area which the City plans to redevelop.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

 Yes X No

25. Financing on Project

What is the status of financing connected with the project?

The owner has secured financing with an institutional investor through Waterfield Mortgage Company.

I hereby certify that the information and representations on this Application are true and complete.

Richard D. Waterfield
Signature(s) of Owner(s)

Richard D. Waterfield

Managing Partner - Washington Blvd. Co.

6/27/83
Date

6/27/83

FORT WAYNE, IND.

FILED

JUN 29 1983

CITY CLERK

FORT WAYNE, IND.
RECEIVED

JUN 29 1983

CITY CLERK

BILL NO. R-83-07-10

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~XXXXXXXXXX~~ A DECLARATORY RESOLUTION designating an "Urban Development
~~ORDINANCE~~ Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE do PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Janet G. Bradbury
Victure Scruggs
Mark E. GiaQuinta
Roy J. Schomburg

Carcano 8-23 J. Kenneley

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-83-07-10

DEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE The existing building is in very poor condition from being abandoned for quite some time. Also the building was once used to assemble batteries and battery acid has severely deteriorated the interior structure. The building will be completely gutted except for the north, west and south facades. These facades will be cleaned and repaired. The balance of the building will be replaced for general office use. The east wall will be replaced to accommodate a stairway and restrooms on each floor. This project is located in the downtown area and would complement other urban development projects which are underway or planned for the area.

EFFECT OF PASSAGE More jobs for the area and preservation of an historical location; the building will complement the Barr Street Market area which the City plans to redevelop.

EFFECT OF NON-PASSAGE The opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Approximately \$900,000.00

(not including land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: August 10, 1983
TO: Councilman James S. Stier, Council
Committee on Regulations
FROM: Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. 83-07-10
Tax Abatement - Waterfield Mortgage

Background

On July 12, 1983, Declaratory Resolution No. 83-07-10 was introduced in City Council requesting designation of the property located at 817 South Barr Street as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on August 8, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on August 8, 1983, did adopt the attached Resolution No. 83-33 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The property commonly known as 817 South Barr Street

Lot #2 and Lot #3 in Hanna's Addition to the
City of Fort Wayne in Allen County, Indiana

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

1. The Washington Boulevard Company is planning to do extensive renovation to an existing vacant building. The building will be used for general office space.
2. Following the renovation of the structure, there is expected to be sixty permanent jobs created. Eighteen of the sixty will be new jobs for Fort Wayne.
3. The project address the intent of the Municipal Code of the City of Fort Wayne, Indiana under Division 6, Article II, Chapter 2, as amended, and I.C. 6-1.1-12.1 as follows:

Councilman James S. Stier

Page 2

August 10, 1983

- a. Lack of development
- b. Cessation of growth
- c. Deterioration of improvements
- d. Age obsolescence
- e. Substandard building
- f. Neighborhood conservation and stabilization
- g. Improvement of the physical appearance of the City
- h. Rehabilitation of deteriorated structures
- i. Increase of employment

If you need any additional information, please contact the Commission.

GEW/je

enclosures

cc: Sandra Kennedy ✓

RESOLUTION NO. 83- 33

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE
ADOPTION OF THE DECLARATORY RESOLUTION
DESIGNATING A PARCEL OF REAL ESTATE AS AN
URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 8, 1983 at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on August 8, 1983, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution, and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues, to wit:

Lot #2 and Lot #3 in Hanna's Addition
to the City of Fort Wayne in Allen
County, Indiana;

said property more commonly known as 817 South Barr Street and adjacent parking lot north, Fort Wayne, Indiana; and

NOW THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

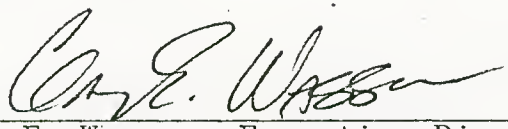
ADOPTED at a public meeting of the Fort Wayne
Redevelopment Commission, Governing Body of the City of Fort Wayne,
Department of Redevelopment in the Board of Works Hearing Room
on the 9th Floor of the City-County Building in the City of Fort
Wayne, Indiana, which meeting was called and held at 7:30 P.M.
(EST) on August 8, 1983 and duly recorded in the records of said
Fort Wayne Redevelopment Commission.


FORT WAYNE REDEVELOPMENT COMMISSION

By _____
Robert L. Thompson, Jr., President

By _____
Irwin C. Bandemer, Secretary

ATTEST:



Gary E. Wasson, Executive Director

ADOPTED: August 8, 1983



The City of Fort Wayne

August 29, 1983

Washington Boulevard Company
% Richard D. Waterfield
333 E. Washington Blvd.
Fort Wayne, IN 46802

Dear Sir:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1